

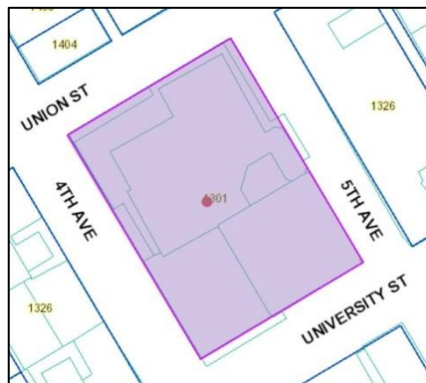


FINAL RECOMMENDATION OF THE DOWNTOWN DESIGN REVIEW BOARD

Project Number:	3017644
Address:	1301 Fifth Avenue
Applicant:	Cindy Edens, Wright Runstad and Co.
Date of Meeting:	Tuesday, June 23, 2015
Board Members Present:	Mathew Albores (substitute) Kathryn Armstrong (substitute) Anjali Grant Peter Krech (substitute) Alan McWain
Board Members Absent:	Murphy McCullough (recused) Gundula Proksch
DPD Staff Present:	Bruce P. Rips

SITE & VICINITY

Site Zone: Downtown Office Commercial One with Unlimited and 450' heights (DOC1 U/450/U) depending upon use.



Nearby Zones: The DOC1 zone extends southward to Jefferson St., east to I-5 and west to the alley between 1st and 2nd Avenues. North of Union St. the zoning shifts to Downtown Residential Commercial (DRC) with 85 to 150' height limits depending upon use.

Lot Area: The subject totals 83,980 square feet. The Metropolitan Tract upon which the site partially occupies totals 208,574 square feet. The site's 24 foot declension begins at a high point at the corner of 5th Ave and University St to a nadir at the opposite corner on 4th Ave and Union St.

Current Development: Development on the block includes the 31-story Rainier Tower (circa 1977) and Rainier Square, a small shopping center with retail uses, restaurants and an atrium.

Surrounding Development and Neighborhood Character: The project site lies within the Metropolitan Tract, an eleven acre area primarily located in a rectangle formed by Seneca St, Third Ave, Union St. and Sixth Ave owned by the University of Washington. Development within the Tract includes the Skinner Building (Fifth Ave Theater), the IBM Building, the Fairmont Olympic Hotel and the Olympic Garage, the Cobb Building, Puget Sound Plaza Building and 1411 Fourth Ave Building. Other significant buildings and uses in the area include the Great Northern Building (housing the Men's Wearhouse) and Chase Bank to the north of the site; the Hilton Hotel Plymouth Congregational Church to the east; and Benaroya Hall to the west.

Access: Union and University Streets, Fourth and Fifth Avenues. An underground tunnel extends from Rainier Square across Fifth and Sixth Avenues to One Union Square.

Environmentally Critical Areas: The site does not possess a mapped environmental critical area.

PROJECT DESCRIPTION: The applicant proposes a 54-story structure with first floor retail beneath 750,000 square feet of office use and 222 residential units. The project would have a separate 15-story hotel with 200 rooms along Fourth Ave. Parking for 1,200 vehicles would be provided below grade. The existing Rainier Tower remains.

DESIGN DEVELOPMENT

The applicant provided three design concepts with roughly similar building programs. Alternative #1 illustrates a low retail plinth along the edges of the site not occupied by Rainier Tower. Flanking Union St., a narrow tower rising 680 feet above the base, houses offices in the lower two-thirds of the structure and a hotel in the upper floors. The tower's narrow sides border 4th and 5th Avenues. A smaller residential tower containing residential units extends along 4th Avenue beginning at the site's southwest corner. In plan, the two towers form an "L" wrapped around the existing Rainier Tower. The taller of the towers, which exceeds the height of the 31-story Rainier Tower, would have a stepped profile at the upper levels of the north and south elevations.

The second alternative, a considerably less conventional tower, again wraps around two sides of the Rainier Tower leaving one continuous building above a glazed winter garden containing amenity and retail spaces. Each programmatic element has a distinct volumetric treatment within the composition, as if the structure resembled a three dimensional puzzle. The office portion in plan wraps the site in an "L" shape. Its greatest height occupies the 5th Ave and Union St. corner then drops in height as it wraps the 4th Ave and Union corner and extends along 4th. At this same corner, the residential element, which appears embedded into the office tower, forms a volumetric cube that projects out away from the two major office facades. Rising above

the residential portion, the hotel caps the 4th and Union corner. The major uses are expressed individually as separate components by interstitial spaces comprising amenity areas. The lower heights proposed for the west edge of the block preserve Puget Sound views for much of the Rainier Tower.

Similar to the first option, the third scheme has two separate towers of disparate heights. The larger tower reaches 800 feet, second in height to the Columbia Tower. An eleven story base extends from Fourth to Fifth Avenue along Union St. Above the base, the structure tapers or stair steps upward, inversely echoing the curves forming the Rainier Tower podium. At mid-height, the tapering ceases and gives way to a rectangular shaft, square in plan, which ends in a flat roof. This tower contains offices in the lower two-thirds and residences above the office use. A separate structure, a hotel, sits due west of the Rainier Tower and rises no higher than the 11-story opaque plinth of its neighbor. In all of the scenarios a new, below-grade garage burrows beneath a one to two-story retail plinth. Ingress into the garage occurs from Union St. with egress on University St.

At the second EDG meeting, the development team presented its response to the Board's earlier guidance. Much of this included a more elaborate rationale for the arrangement of the massing. The shift of the hotel away from University St. represented the major change from the original applicant preferred scheme. Another change included a new care out at the southeast corner of the proposed tower.

By the Initial Recommendation meeting, the applicant had refined much of the concepts put forward at the 2nd EDG meeting. The meeting booklet illustrated an analysis of setbacks on Fifth Ave to explore view opportunities to Rainier Tower. The booklet also presented several design studies for the large curvature (or scoop) forming the mid-portion of the east elevation. The booklet outlined the series of departure requests.

The applicant re-submitted modifications to the project design based on previous Board guidance as well as additional departure requests for the June 23rd Recommendation meeting. Most notably the applicant eliminated the one-story storefront projection at the northwest corner, removed the southeast concave corner and lowered the line of transition on the east elevation from the tenth floor to the seventh floor that defines the tower base from the pleated shaft.

PUBLIC COMMENT

At the initial Recommendation meeting, seven members of the public affixed their names to the meeting sign-in sheet. Speakers raised the following issues:

- The applicant fails to consider the project's impact on traffic and the pedestrian experience.
- The departure requests mostly fall short. Reject the following requests: to provide steeper parking garage ramps, to reduce the size of the loading berths, to reduce the percentage of an active street front on three of the four streets.

- The proposed parking layout fails to show code compliance with the correct number of large parking stalls.
- The floor area ratio (FAR) as shown on p. 169 of the Recommendation booklet is misleading.
- This FAR calculation would avoid paying the correct amount of funds to the city's incentive zoning program. The application short changes the potential monetary contribution to help house the city's low-income population.
- The project distorts the massing and reduces the amount of landscaping available to the public.
- Several process questions were posed to the Board by one of the speakers. Did the Board members conduct site visits, is there a record of the visit? The same speaker asked the Board to review the discrepancy between the MUP drawings and the Recommendation packet; look at the FAR problems, and give careful consideration of the proposed hotel design.

DPD received several letters. The author of one letter suggested a taller building with a spire on top to accentuate the building's profile on the skyline. Other letters commented on DPD's technique of evaluating the floor area ratio (FAR) and transportation impacts. Another letter encouraged the Design Review Board to better evaluate the departure requests in the EIS addendum.

Two members of the public affixed their names to the Second Recommendation meeting sign-in sheet. Speakers voiced the following:

- The project does little to engage with street life. It has an inaccessible streetscape.
- The project further exacerbates the lack of affordable housing in Seattle. The development should assist those in need of housing.
- The applicant has ignored the Board's guidance and its earlier direction related to the departures including the lack of canopies in specific locations.
- Loading berth sizes should be 25' in length.
- The revised design illustrates little improvement to street activity.
- The new departure request for expanding the upper level width should be denied. The departure brings the proposed tower shaft closer to the Rainier Tower.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

The priority Downtown guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

SITE PLANNING AND MASSING

A1 Respond to the Physical Environment: Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.

Initial Recommendation Meeting: The Board reiterated its dissatisfaction with the use of the top edge of the Rainier Tower plinth as a datum line to determine where the proposed tower's dominant curve begins its upsweep. The curved portion of the proposed building mass disassociates itself from Rainier Tower because its height above the datum line fails to engage with the base of the existing tower. Beginning the swoop much lower allows the opposing concave curves to form an interesting visual dialogue as they intersect one another from a perspective north or south of the two structures. The Board sees this change in the scoop as beneficial to the tower's proportions and will preserve much of the existing view to Rainier Tower. A setback along Fifth may not be needed if the geometry of the curve opens up the views to the tower.

Second Recommendation Meeting: In response to direction received at the initial Recommendation meeting, the applicant lowered the spring point from the tenth to the seventh level from which the east vertical wall of the Fifth Ave base transitions to folds or accordion-like pleats. The lowering of this spring point proved insufficient, according to the Board, as the base of Rainier Tower viewed from the north remained mostly concealed by the proposal's bulk. As the Board reviewed page eight of the packet with its diagrams of the relationship of the proposal with the existing tower, it determined after careful deliberation that the point of transition on the façade should occur at the Fourth level.

A2 Enhance the Skyline: Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile.

Initial Recommendation Meeting: The Board noted its general satisfaction with two significant elements of the building's upper reaches or shaft--the articulation of the three-story mechanical and amenity spaces separating the office and residential components and the building's upper cornice or parapet. The screen surrounding the roof top mechanical penthouses is composed of a series of glass and perforated metal panels echoing the vertical prismatic folds that adorn the building's elevations. Backlit in the evenings, the screen would emit a variegated or harlequin like pattern nearly 850 feet above the surrounding streets.

Second Recommendation Meeting: The Board did not offer comments on the upper reaches of the proposed tower.

ARCHITECTURAL EXPRESSION

B1 Respond to the neighborhood context: Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

Initial Recommendation Meeting: The Board, after reviewing four alternative studies of the terraced east wall, agreed that the applicant's preferred accordion like pleats or folds forming the outer skin of the prevailing scoop met its expectation. The angled metal panels, scattered along the other facades, would fold along with the angled glazing. The pleats and the projecting metal panels would provide a texture beyond that of a smooth slope as illustrated in Study #4.

While commending the revised corner elevations at Fifth and Union, the Board found the applicant's attempt to carve into the tower's southeast corner unsatisfactory as it breaks the predominant datum line above the two-story retail base. The presence of the southeast scoop pales in contrast to the dramatic lift expressed by the Rainier Tower base.

Second Recommendation Meeting: In response to the advice offered at the Initial Recommendation meeting, the applicant removed the vertical scoop at the southeast corner closest to Rainier Tower. Volume lost from this change was then added by the applicant to both the mid-portion of the south façade, creating a new departure request, and to the curved wall at the southwest corner. The elimination of the southeast corner scoop, according to the Board, improved the quality of the building's appearance along Fifth Ave., ensuring a more unified façade. The changes to the dimensions of the southwest corner scoop were acceptable as well as the departure request for the south elevation. The Board stated that increasing any of the building area beyond these changes would require a third Recommendation meeting.

B3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area.: Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

Initial Recommendation Meeting: See Board guidance for B-1.

B4 Design a Well-Proportioned & Unified Building: Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

Initial Recommendation Meeting: The two-story base, composed of storefront glazing, stone at the entries and a grey metal band at its cornice, loses its presence along the Fourth Ave. elevation due to its lower height. The Board directed the applicant to revise the lower façade to achieve a two-story base similar to the Union St. and Fifth Ave. elevations.

The hotel design received considerable praise. With detailing of its facades responding to subtle elements of Rainier Tower, the hotel is both fully resolved as a stand-alone structure while visually engaged with the larger complex. The proposed hotel complements the existing tower but avoids actively flattering it.

Second Recommendation Meeting: The revisions to the Fourth Ave base met the Board's expectations. The act of raising the height of the wide horizontal channel defining the base creates a much stronger presence along the street.

The prominent base along Union St. with its dominant office lobby entrance loses definition or clarity as it transitions into the concave corner at Fourth Ave. The Board recommends revealing, or expressing more fully, the metal channel as it turns downward at the corners where the arc meets the orthogonal planes along Union and Fourth streets. Provide greater exposure by wrapping the vertical channel to frame the curve or by recessing the curtain wall at the curvature to reveal more of the channel. A horizontal continuation of the channel along the curve's arc is unnecessary. In addition, the area within the curve should have more texture. These techniques will endow the northwest corner with more visual substance.

Add open interior stairs connecting the office lobby on Union St. with the two floors of the market hall to enable ease of passage from the plaza at Rainier Tower to Union St.

THE STREETScape

C1 Promote Pedestrian Interaction: Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public.

Initial Recommendation Meeting: With the elimination of the applique curve, the corner design of Fifth and Union received the Board's praise.

C2 Design Facades of Many Scales: Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

Initial Recommendation Meeting: The long vertical scoop forming the proposed tower's northwest corner needs to extend to grade. This will heighten its visual drama and create a modest open space or entry plaza at a significant corner. The Board added that this scoop could be eliminated if the revised geometry of the major swoop facing Fifth Ave was found to be satisfactory.

Second Recommendation Meeting: Changes in the dimensions of the curve, the elimination of the protruding, one-story storefront and landscape options to give greater definition to the northwest corner did little to convince the Board of the curved corner's sine qua non to the tower's design. The Board, however, did not request revisions to the corner other than to recommend placement of an entry at the corner, refinement to the channel (see B4 guidance) and alterations to the canopy (see C5 guidance).

C3 Provide Active — Not Blank — Facades: Buildings should not have large blank walls facing the street, especially near sidewalks.

Initial Recommendation Meeting: The Board indicated its preliminary approval of a partial blank wall along the Fourth Ave hotel street front.

Second Recommendation Meeting: The Board did not discuss the blank walls along the Fourth Ave hotel street front. However the members recommended granting departure # 10.

C4 Reinforce Building Entries: To promote pedestrian comfort, safety, and orientation, reinforce building entries.

Initial Recommendation Meeting: Discussion among the Board members focused on the size of the office lobby facing Union St. and whether the reduction in its size would add more retail commercial space along the street frontage. The Board decided to not request reduction in the amount of office lobby fronting Union in part due to the strength of the portal or entry with its stone surround.

Second Recommendation Meeting: The Board recommended entries at the northwest corner and on the south façade facing the Rainier Tower plaza.

C5 Encourage Overhead Weather Protection: Project applicants are encouraged to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

Initial Recommendation Meeting: The applicant requested a series of departures from land use code requirements governing overhead weather protection. These requests addressed the location of canopies close to street trees and vehicle entries and altered the height maximums of canopies in other locations. In response, the Board conveyed a strong desire for continuous canopies along the four rights of way. When overhead weather protection extends toward a tree, the Board prefers a shallower canopy in order to establish continuity along the streets and provide pedestrian comfort.

When a canopy's placement needs to exceed the 15 foot height maximum as indicated in the Code, the Board requested that the canopy's depth project further than the maximum amount.

The Board recommended placement of a marquee at the northwest corner's concave wall. The canopy, however, does not need a structural connection to the flanking canopies along Union St. and Fourth Avenue. It may float free of the adjacent canopies, however, the canopy's design should provide a suitable visual transition.

PUBLIC AMENITIES

D1 Provide Inviting & Usable Open Space: Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

Initial Recommendation Meeting: The design of the rooftop above the second floor, which wraps the Rainier Tower's perimeter on the north and west, feels piecemeal according to the Board. It does little to engage the landscaping surrounding the tower and at street level. The size and shape of the skylight above the atrium nearly cuts off the users' ability to circulate within the outdoor area. The landscape gestures forming this outdoor plaza need refinement to produce a sense of place. The Board noted that the space could be extended along Fifth Ave if the curve of the proposed tower reached down to the third floor and formed a balcony (now at Level 10) overlooking the street.

The Board questioned the applicant on how the current landscaping surrounding the Rainier Tower base would connect with the new development. Stairs and other features would need to be redesigned. The south wall of the retail space facing Rainier Sq. would also have to be well detailed and presented to the Board.

Second Recommendation Meeting: The modifications to the second floor rooftop open space with its smaller skylight and greater definition to the outdoor rooms proved acceptable. The Board did not recommend additional changes.

The applicant's notion of a small sitting plaza at the northwest corner did not generate enthusiasm among the Board members. Placement of an entry at the corner underneath a canopy will best generate pedestrian activity.

Modifications to the proposed building base facing Rainier Tower along the east perimeter of the hotel and the tower's south side with a linear set of windows on one side and vertical vegetative wall on the other received Board enthusiasm and endorsement. Two conditions will ensure the meaningful interchange between the proposed and existing towers. Ensure the presence of a door with accompanying signage along the glazed south wall to provide entry into the building. Where necessary alterations occur at this plaza, such as the demolition of the existing outdoor steps to the terrace, the plaza should be refinished with the same exposed concrete aggregate at the floor plane to ensure continuity.

D2 Enhance the Building with Landscaping: Enhance the building and site with generous landscaping— which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

Initial Recommendation Meeting: More effort should be applied to creating a common and interesting landscape language at the entries and the tree pits. Street furniture should be added that complements the landscape design. The Fourth and Union corner plaza provides an opportunity for interesting landscaping and the introduction of street furniture.

Second Recommendation Meeting: Revisions to the tree pits and landscaping at the entries received tacit support.

For the Fourth and Union corner see guidance provided in D1.

D3 Provide Elements That Define the Place: Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.

Initial Recommendation Meeting: See Board guidance for D-1.

D4 Provide Appropriate Signage: Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.

Initial Recommendation Meeting: The Board requested a signage concept plan along with elevations showing the location of signs at the office and retail base.

The Board added that signage should not cover the piers that form the hotel.

Second Recommendation Meeting: Install a sign at the south façade facing the base of Rainier Tower to announce access to the market hall at the base of the future tower.

The hotel signage as represented on p. 31 of the Recommendation booklet appeared satisfactory to the Board. Place the signs in the locations and at the size generally shown in the illustrations.

D5 Provide Adequate Lighting: To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and on signage.

Initial Recommendation Meeting: Provide special lighting at the hotel entry to enhance the sense of entry.

Second Recommendation Meeting: The Board did not address how the applicant's proposed hotel entry lighting responded to their earlier direction.

D6 Design for Personal Safety & Security: Design the building and site to promote the feeling of personal safety and security in the immediate area.

VEHICULAR ACCESS AND PARKING

E1 Minimize Curb Cut Impacts: Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

Initial Recommendation Meeting: The proposed design would now allow ingress and egress on Union St and **egress only on University. (Check this)**

E2 Integrate Parking Facilities: Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

E3 Minimize the Presence of Service Areas: Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

Initial Recommendation Meeting: The Board discussed the departure request for seven smaller loading berths and indicated its inclination to approve it.

Second Recommendation Meeting: The Board recommended granting a departure for dimensional changes for seven of the 14 loading berths.

Recommendations: The recommendations summarized below were based on the plans and models submitted at the June 23rd, 2015 meeting. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to remain as presented in the plans and other drawings available at the June 23rd, 2015 public meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the Design Review Board members recommended APPROVAL of the subject design with conditions and the requested development standard departure from the requirements of the Land Use Code (listed below). The Board recommends the following CONDITIONS for the project. (Authority referred in the letter and number in parenthesis):

- 1) Revise the east façade's transition from a vertical wall to a series of folds or pleats to begin at level four. (A1)

- 2) Any added building area beyond the specific revisions shown or requested at the Second Recommendation meeting requires a third Recommendation meeting. (B1)
- 3) Reveal or express more fully the metal channel at the corners where the curvature meets the orthogonal planes along Union and Fourth streets. Provide greater exposure by wrapping the vertical channel to frame the curve or by recessing the curtain wall at the curvature to reveal more of the channel. These techniques will endow the concave corner with more visual substance. (B4).
- 4) Provide more texture within the curtain-wall's concave northwest corner. (B4)
- 5) Add entries at the northwest corner facing Fourth Ave and Union St and on the south façade facing the Rainier Tower plaza. (C4)
- 6) Place overhead weather protection at the northwest corner's concave wall. The canopy may float or sit detached from the adjacent canopies along Union St. and Fourth Avenue. However, the canopy design should appear as a suitable transition from one street to the other. (C5)
- 7) Add signage next to the door at the glazed south wall facing the plaza surrounding Rainier Tower to signal entry into the building. (D1, D4)
- 8) Hotel signage must replicate the size and location shown on p. 31 of the 2nd Recommendation meeting booklet. (D4)
- 9) Add open interior stairs connecting the office lobby on Union St. with the two floors of the market hall to enable ease of passage from the plaza at Rainier Tower to Union St. (B-4)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) are based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s).

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMEND- ATION
1. Façade Modulation SMC 23.49.058B	According to Table 23.49.058A, maximum length varies from 155' to 80' depending upon building height.	11,539 cubic yards along 4 th Ave.	<ul style="list-style-type: none"> ▪ Maximizes building bulk at the northwest corner away from Rainier Tower. 	Recommend Approval
2. Façade Modulation SMC 23.49.058B	According to Table 23.49.058A, maximum length varies from 155' to 80' depending upon building height.	16,634 cubic yards along Union St.	<ul style="list-style-type: none"> ▪ Maximizes building bulk along Union St. away from Rainier Tower. 	Recommend approval based on lowering the point of transition along the east façade from Level 7 to Level 4.

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMEND- ATION
3. Loading Berth Standards SMC 23.54.035C	Loading berths shall be not less than 10' wide and 35' in length unless reduced to 25' by Director (subsection C2c).	4 berths: 9 by 20' 3 berths: 10 by 20'	<ul style="list-style-type: none"> Loading dock manager will be on-site during business hours to direct loading/unloading activities. 	Recommend Approval based on the on-site presence of a loading dock manager.
4. Overhead Weather Protection SMC 23.49.018	Continuous canopies with a minimum 8' horizontal plane, and placed 10' to 15' above the sidewalk.	Union St. Discontinuous canopies, reduction in width to 5' along a portion of façade, and exceeds height by 1'4".	<ul style="list-style-type: none"> Preserves existing trees. Emphasizes office lobby entry. Emphasizes concave northwest corner. 	Recommend Approval. If street trees perish during construction, the canopies will need to be continuous.
5. Overhead Weather Protection SMC 23.49.018	Continuous canopies with a minimum 8' horizontal plane, and 10' to 15' above the sidewalk.	5th Ave. Reduction in width to 6'6" along a portion of façade, and exceeds height by 1'4".	<ul style="list-style-type: none"> Canopy adjusts to slope and provides continuity with its extension along Union St. 	Recommend Approval
6. Overhead Weather Protection SMC 23.49.018	Continuous canopies with a minimum 8' horizontal plane, and placed 10' to 15' above the sidewalk.	University St. Discontinuous canopies flanking garage exit and reduction in height of 1' to 1'6" between hotel entry and garage entry.	<ul style="list-style-type: none"> Preserves existing street tree. Provides continuity with hotel entry canopy. 	Recommend Approval. If street trees perish during construction, the canopies will need to be continuous.
7. Overhead Weather Protection SMC 23.49.018	Continuous canopies with a minimum 8' horizontal plane, and placed 10' to 15' above the sidewalk.	4th Ave. Discontinuous canopy at concave corner and a portion exceeds height by 1' 1 ½".	<ul style="list-style-type: none"> Emphasizes special corner design. Provides design continuity with extension along Union St. 	Recommend Approval
8. Street façade, landscaping & street setbacks. SMC 23.49.056.B.1	<ul style="list-style-type: none"> General setback limits apply on streets not requiring property line facades. 	Union St. 46.1% of façade between 15 and 35' above sidewalk is setback more than 2'. Length of setback exceeds 20'. A separate portion of the setback area (concave corner) is deeper than 10' from the sidewalk line	<ul style="list-style-type: none"> Emphasizes office lobby entry. Allows for small entry plaza at northwest corner. 	Recommend Approval
9. Street façade, landscaping & street setbacks. SMC 23.49.056.B.1	<ul style="list-style-type: none"> Minimum façade height is 35'. General setback limits apply on streets not requiring property line facades. 	5th Ave. 58'11" of the façade is less than 35' above sidewalk grade. 58'11" of the façade is set back more than 10' from the sidewalk line.	<ul style="list-style-type: none"> Lower height provides a transition to Rainier Tower. 	Recommend Approval

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMEND- ATION
10. Street façade, landscaping & street setbacks. SMC 23.49.056.B.1	<ul style="list-style-type: none"> Minimum façade height is 35'. General setback limits apply on streets not requiring property line facades. Blank façade limit is 15' wide; total width less than 40% of street frontage. 	<p>4th Ave. A portion of concave corner at Union St. is set back more than 10' from the sidewalk.</p> <p>Two areas of hotel façade each exceed the 20' width limit for blank facades by over 3'.</p> <p>Hotel plinth at lobby entry is less than 35' above adjacent sidewalk grade due to the setback of the hotel façade.</p>	<ul style="list-style-type: none"> Concave facade provides an identity to the northwest corner. Hotel has high quality stone at base. Board had directed applicant to shift bulk of hotel away from University to provide sight lines to Rainier Tower. 	Recommend Approval
11. Street façade, landscaping & street setbacks. SMC 23.49.056.B.1	<ul style="list-style-type: none"> General setback limits apply on streets not requiring property line facades per 23.49.056.B.1 	<p>University St. At base of hotel, 1,563 sf are setback more than 10' or a total of 106.16 linear feet.</p>	<ul style="list-style-type: none"> Board directed applicant to shift bulk of hotel away from University to provide sight lines to Rainier Tower. 	Recommend Approval
12. Street Use SMC 23.49.009	<ul style="list-style-type: none"> Minimum of 75% of street frontage at street-level requires retail use. 	<p>Union St. 50.2% proposed.</p>	<ul style="list-style-type: none"> Office tower lobby occupies approx. 33% of Union St. street frontage. Board rejected expanding area of retail. 	Recommend Approval. Based on the inclusion of accessible, open interior stairs linking Union St lobby with the two floors of the market hall.
13. Street Use SMC 23.49.009	<ul style="list-style-type: none"> Minimum of 75% of street frontage at street-level requires retail use. 	<p>5th Ave. 70% proposed.</p>	<ul style="list-style-type: none"> Existing Rainier Tower is included in calculation. All of the proposed street frontage is 100% retail. 	Recommend Approval
14. Street Use SMC 23.49.009	<ul style="list-style-type: none"> Minimum of 75% of street frontage at street-level requires retail use. 	<p>University St. 61.7% proposed. This equals the existing retail at the base of Rainier Tower.</p>	<ul style="list-style-type: none"> Hotel will have a bar at the corner of 4th and University. 	Recommend Approval
15. Upper Level Width Limits SMC 23.49.058D	<ul style="list-style-type: none"> On lots where the width and depth of the lot each exceed 200', the maximum façade width of any portion of the structure above 240' shall be 145' along the north/south axis 	<p>5th Ave façade. Encroachment varies up to 13'5"</p>		Recommend Approval.

BOARD DIRECTION

This represents the final meeting unless the applicant decides to add building area beyond what is established by the recommendations and conditions in this report.

INFORMATION

The packet includes materials presented at the meeting and is available online by entering the project number at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The packet is also available to view in the file, by contacting the Public Resource Center at DPD:

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

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